WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/27/01 14:03 2pgs
Fees:13.00 Taxes:484.70

20010927-0104728

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 300, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Orlando L. Waters	AmSouth Bank	Map 150-09-A
(NAME)	(NAME)	
3485 Calais Circle	2050 Parkway Office Circle	Parcel 166 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thad A. Edwards and wife, Judith A. Edwards,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Orlando L. Waters and wife, Trinette A. Waters,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 334 on the Plan of Forest View Park, Section X, Phase One of record in Book 7900, page 356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thad A. Edwards and wife, Judith A. Edwards by deed from Jon D. Morris unmarried, of record as Instrument No. 20000601-0054392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 356, said Register's Office; (c) Restrictive covenants contained in Book 7079, page 472, and Book 7235, page 411 said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3485 Calais Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of September, 2001

Thad A. Edwards by Susan C. Saunders, Attorney in Fact

Thad A. Edwards by Susan C. Saunders, Attorney in Fact

Judith A. Edwards by Susan C. Saunders, Attorney in Fact

Judith A. Edwards by Susan C. Saunders, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Thad A. Edwards and Judith A. Edwards with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2001

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2001, before me personally appeared Susan C. Saunders, to me known to be the person who executed the foregoing instrument on behalf of Thad A. Edwards and Judith A. Edwards and who acknowledged that she executed the same as the free act and deed of Thad A. Edwards and Judith A. Edwards. Witness my hand and seal this 25th day of September, 2001.

Notary Public

JOHN GREGORY HARDEMAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005